

**SOUTH SUBURBAN PARK AND RECREATION DISTRICT
SPECIAL MEETING NO. 850
MINUTES**

Call to order

A special meeting of the Board of Directors of South Suburban Park and Recreation District with the Littleton City Council was called to order at 6:35 pm on Tuesday, July 21, 2015 at the Littleton Center, 2255 West Berry Avenue, Littleton. Chair John Ostermiller presided.

(Note to the file: Special posting for the District had been accomplished, per State statute. For a complete record of the Council's actions on this evening, please refer to the City's records. /ds)

Present: John K. Ostermiller
Susan M. Rosser
Pamela M. Eller
Michael T. Anderson
Scott A. LaBrash

Management Staff: Deanna R. Heyn, Acting Executive Director

NEW BUSINESS

PUBLIC HEARING: Reynolds Landing revised final master plan

Deputy City Manager Mike Braaten introduced the discussion. Previous reviews of the conceptual master plan had been completed by both agencies. (The Board received a presentation of the conceptual master plan in Study Session on June 24, and the Council received a first presentation about 2 weeks ago.)

The City has budgeted \$1.1 million for improvements construction this year, and there is a \$300K grant. The Urban Drainage and Flood Control District has recommended reallocation of some South Platte Working Group construction money, approximately \$980K, to this design as presented tonight, to complete the uplands work. There is a total of \$2.4 million available at this time, and these funds will complete most of the proposed master plan work during the first phase of construction.

Bill Neumann, DHM Design Corporation (the City's consultant) presented the plan. He explained the focal point for Reynolds Landing should be the River. In addition, the Park is and will be an asset to the Mary Carter Greenway users.

He reported on a citizens' open house event held Spring 2015: Approximately thirty members of the community selected and shared top priorities for Park improvements during that meeting. Additional input was solicited from about 100 citizens via the City's website. The citizens' top priorities are to improve the upland facilities, trailhead and restroom; expand picnic and viewing areas; provide a nature-inspired play area; more informal walking and hiking areas; improve trail connectivity; and improve wildlife viewing. Overall, for the goals of the redesign for the River have been to re-engage the River with the Park, provide floating and wave activities, and improve River access and circulation including fishing opportunities. The new conceptual master plan was developed from these priorities.

Mr. Neumann overviewed the existing properties, their ownership, and the current development in the area, including the recently-completed adjacent Breckenridge Brewery campus. He reviewed proposed improvements, including a new connection from the Mary Carter Greenway to the existing trail parking lot and the Brewery campus; pedestrian and bicycle traffic safety improvements; educational improvements around the pond; restoring the River channel to function at low flows (with additional access and aesthetic improvements); improvements in the River including drop structures, and along the bank edge; potential educational areas inside the Park, and installing features to educate the public about the agricultural history of the area; trail

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connectivity improvements; and parking, picnicking, and restroom facilities to increase use of Reynolds Landing and away from South Platte Park.

Mr. Ostermiller addressed his question to Mr. Braaten. During last week's study session, it was reported that the cost of the restrooms might be an add-on to the first phase. Mr. Braaten affirmed that several additional items, including be the plumbed restroom, picnic and play areas, could be funded by the Urban Drainage (South Platte Working Group) money and completed in this phase.

Councilmember Cole referred to the roundabout in the center of the property: Perhaps trail users will be tempted to cut west. Mr. Neumann stated there would be fencing, so the public would have to follow the developed path. He added, with additional water service available from the restroom construction, it will be possible to add on-site irrigation and an automatic bubbler system. (At this time, the landscape is hand-watered.)

Mrs. Eller asked about future phases. Mr. Neumann reported, probably the next step will be to look at the River including site grading. Future phases of improvements will be identified. To Mrs. Eller's observation about the cost of recent River projects, Mr. Neumann reported as much as \$2.5-\$5 million may be needed for in-river work. They have received varying estimates; some additional engineering is needed to refine the cost estimates.

Councilman Stahlman asked, What would prevent us from taking whatever dollars we have for additional parking (as there is some parking already), and then use available funds on the river and trail access? Mr. Braaten explained that some of the money from Arapahoe County is specifically for the parking lot, and the City may have to turn back \$300K to the County.

Commissioner Valdes asked about the purpose of the new trail north of the roundabout. Mr. Neumann responded, it provides a south connection to the trailhead and Brewery campus. It's a loop, a redundancy, for future use. To Mr. Valdes' question, staff reported that the Brewery is not participating in project funding at this time, though the City has requested some consideration. Mr. Valdes stated, the trail services the parking lot and access south. Staff asserted again, if there's any change to the plan, probably the funds would have to be returned to the County, or at least some negotiation with the County would take place.

Mr. Hopping wanted to clarify that, 1) All the improvements proposed for the uplands area would be completed in this first phase, with the available funds, with the exception of any work on the Superchi property (south side of the park); and, 2) There are no improvements proposed that are not included in tonight's plan for the first phase. Mr. Neumann responded, there are some unfunded improvements: Some additional loop trails could be completed. He agreed that no development is planned for the Superchi property at this time.

Mr. Hopping wondered about the close proximity of the pond to the extended parking lot and what people in the parking lot might do to the pond. Mr. Neumann reported there is a grade change, about 6–8 feet, and so the pond is lower (and somewhat more private) than it appears on the plan. An overlook has been suggested, by South Suburban Park and Recreation District, as part of the proposed trailway from the new Lee Gulch Overlook to Reynolds Landing. Nothing more is planned at this time for the pond. The extension of parking lot allows people to drop off watercraft closer to the River.

To Mr. Hopping's question, staff affirmed that the available budget will dictate how much of the proposed trailways can be constructed. Mr. Braaten added, tonight, staff was asking for approval of the master plan, and they will do as much of the work as the funding allows.

There were no further questions from Council or Board at this time.

Mayor Cernanec opened the public hearing.

Tim LeVier, 532 West Jamison Place referred to the parking lot. He proposed that the roundabout could be placed at the end of the lot to facility dropoff of watercraft, and then the designers could use the current location for some additional parking space.

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Paul Bingham, 236 West Delaware Circle spoke. After seeing the plans, he and Mrs. Bingham drove the property. He believes the Park and Brewery are really fine assets for the City.

William Decrescenzo, 10505 Cross Country Lane (unincorporated Littleton) spoke. Will there be a study to let people know how much these new facilities are used (and by whom)? He suggested that the Brewery should provide some of the funding for these new Park features.

Pam Chadbourne (resident at the corner of Crestline and Nevada) raised the question she brought up during a previous meeting in April. She had addressed the designers about her concerns for maintenance of grass and other artificial/added landscaping. She expressed concern about additional fertilizer and fertilizer runoff into the Platte, and application of systemic herbicides and insecticides for the new plantings that kill bees. In the past three years, her property has had no bees—therefore, something has changed locally, possibly because of South Suburban’s park maintenance practices. She asked the Council and Board to consider putting in the plan some direction to South Suburban (as the maintenance provider) to control runoff, use integrated pest management, and plant resistant landscaping. The proposed plan is no improvement if it kills off the native insects.

The public hearing was closed at 7:06 pm.

Mr. Neumann addressed several items put forth by the public.

- Regarding the roundabout, the planning staff prefers the current and proposed location. There would be a significant cost to demolish and move the roundabout. There is a hammerhead at the end of the lot for a turnaround.
- Regarding fertilizers and pesticides, the designers and District are proposing to follow current best management practices. There is a water quality pond at end of parking lot. They are using native plantings along the River, and typically native plantings would not be fertilized. The goal is not to use chemicals on the landscape.

Councilmember Valdes reported he walked the current trail. He noted the plan to widen one of the trails. To his question about the trail surface materials, Mr. Neumann replied: For the southern loop, there will be 10-foot-wide concrete trail, and there will be separation for the kinds of traffic. The current walking trail will remain by the roundabout. Mr. Valdes stated that bicyclists use the pedestrian trail as well. There is a need to incorporate safety for walkers in the buildout on these trailways.

Mr. Ostermiller asked for a motion. **MRS. ELLER MOVED TO APPROVE THE FINAL REVISED VERSION REYNOLDS’ LANDING MASTER PLAN. Mrs. Rosser seconded the motion, which was approved unanimously (5-0).**

Then the Littleton City Council moved for adoption of the plan, and the Council’s motion was approved unanimously (7-0).

Adjournment

City Councilmembers took a brief recess at this time.

There being no further business to come before the District Board, the Board of Directors adjourned for the evening at 7:25 pm, and after the recess, the City Council continued with their agenda.

Pamela M. Eller
Secretary, Board of Directors

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